

*Randal Park Community
Development District*

Agenda

October 21, 2022

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 14, 2022

**Board of Supervisors
Randal Park Community
Development District**

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, October 21, 2022 at 9:30 AM at the Randal House Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 16, 2022 Meeting
4. Engineer's Report
5. Consideration of Landscape Maintenance Agreement with Yellowstone Landscape
6. Consideration of Swim Lesson Agreement Extension with SwimKids USA
7. Consideration of Engagement Letter with Grau & Associates for the Fiscal Year 2022 Audit
8. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 1. Presentation of Proposals for Pressure Washing
 - iv. Amenity Report
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – November 18, 2022
12. Adjournment

SECTION III

**MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **September 16, 2022** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Chuck Bell	Assistant Secretary
David Grimm	Assistant Secretary
Matthew Phelps <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarrett Wright	Field Operations
Alexandra Panagos	Community Manager
Lathan Smith	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 19,
2022 Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the minutes of the August 19, 2022 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Consideration of Maintenance Agreements

A. Landscape Maintenance with Yellowstone Landscape

Mr. Showe stated there are sufficient funds in the budget to cover both contracts and if the board approves these, counsel will draft agreements to cover the services for fiscal year 2023.

Ms. Steuck asked how does the pricing on the landscape contract compare to last year?

Mr. Showe stated it is 5% higher.

Ms. Steuck asked is that what you are seeing in your other districts?

Mr. Showe stated this is probably on the lower end of the increases we are seeing.

Mr. Grimm stated if you go down Dowden Road that mulch tends to be done twice a year. If you take the pulse of the community that is one of the eyesores over the years, the flower beds and what they look like over time. What is the likelihood of adding that two times a year instead of once?

Mr. Showe asked is it doubling the mulch cost?

Mr. Smith stated it is one inch of mulch to do the bed work. We would have to put in two inches.

Ms. Steuck stated Yellowstone doesn't provide the mulch, they have a vendor. Do you add on 30% or is it a pass through?

Mr. Smith stated I would say that was how initially but with the mulch being out of line of what is in the contract, we are not marking it up at all.

Mr. Showe stated we have options if you want to include one-time in the contract then we can look at another vendor for the second time or have them quote a second time.

Ms. Steuck asked can you get another quote to compare because that is a big line item.

Mr. Wright stated that is no problem.

Mr. Grimm stated I would like to know what this number compares to with other companies. A lot of the things this board has agreed to over the last year are extra, various projects we have had to pay for. Are there companies that would be more cost beneficial to the CDD? Could we get a discount if we did mulch more than once a year? If we are agreeing to a new contract, whether it is renewing or getting a new one, it is important that the residents know

it is not just this dollar amount, it tends to be \$30,000 in addition that have gone to Yellowstone in the last 12 months.

Mr. Showe stated there are several lines for landscape replacement and irrigation repairs and those are outside the scope of the contract.

Mr. Grimm stated there needs to be a discussion about the total dollar amount we have spent.

Ms. Steuck stated if you look at the budget, it says landscape replacement year to date, \$12,200, irrigation repairs \$3,700. This is just a monthly inspection and if the work needs to be done then it is a separate amount.

Mr. Showe stated correct.

Ms. Steuck asked have any of your districts rebid landscape services recently?

Mr. Showe responded yes.

Ms. Steuck asked what are you seeing?

Mr. Showe responded increases.

Mr. Bell stated increases of 10% to 20%. In a district close by the biggest budget item is landscape maintenance.

Ms. Steuck stated if everyone else is going up 10% to 30%, why did you only go up 5%?

Mr. Smith stated we have had the contract more than five years. I have been here for three, for us there is value in longevity. We are already established and know exactly what it is going to take to provide this service.

Ms. Steuck stated see if you can get another price on the mulch for comparison, otherwise I think things in general are fine.

Mr. Grimm asked is it legal to consider a multi-year agreement so it could only increase a certain amount each year, at most a 5% increase for year two so we protect ourselves and also commit to them?

Ms. Trucco stated I don't have an issue with it from a legal perspective, but it has to be something Yellowstone is comfortable doing.

Mr. Smith stated I will talk to our managers about it. The last couple of years has been kind of an anomaly because of fuel costs and inflation.

Mr. Showe stated this is the third year of the three-year agreement, so this is a good time.

Mr. Smith stated I will talk to my managers and get back to you next week. What percentage are you thinking about?

Ms. Steuck stated you said 3-5 so let's start there.

Ms. Trucco stated some have automatic renewal provisions but usually there is an increase, then we just do an amendment to the agreement.

Mr. Showe stated I think they have held their price for the last three years.

Mr. Smith stated sometimes there is no increase.

Mr. Grimm stated I know we are agreeing to a max of 3% increase but what if it doesn't have to increase? Are we opening ourselves up for an automatic increase?

Ms. Showe stated if they sign a multi-year agreement, that is the risk you run. They are going to build in a factor for that.

Ms. Steuck asked before we agree, can you pull the history since we have had the agreement with Yellowstone? Then provide that to David and he can see if you think the 3% is reasonable?

Ms. Trucco stated it sounds like if David can't reach an agreement with Yellowstone then do we have authority to execute an agreement with this proposal?

It was the consensus of the board to enter into the proposed agreement in the event that Mr. Grimm cannot reach an agreement with Yellowstone on a multi-year agreement.

Mr. Showe stated in going back through the records, there was no increase for fiscal year 2021. The contract we signed in October 2019 their rate was \$24,022 per month and it looks like it has been steady since then. Their increase now is up to \$25,000 per month.

Mr. Bell stated you have to see when additional lands came on board because that would bump up the pricing.

Mr. Showe stated the prior contract was in 2016 for \$20,410 per month. We have to look at each one because there was scope added. The closest apples to apples would be the one in 2019 was \$24,022 per month and they have kept their prices.

Mr. Bell stated it looks like they held it since fiscal year 2020 which is three years. That's a deal, no price increases in that time. We haven't paid any fuel surcharge or anything like that.

Mr. Grimm asked what language can we put in?

Ms. Cornelius stated I think we just keep it the way it is.

Ms. Steuck stated I think a 3% increase for any contract year over year, that is very reasonable.

Mr. Grimm stated I agree, that is why I wanted to get it set.

Mr. Showe stated normally your contract will have one year at a certain amount and two optional one-year renewals at whatever the agreement is at the addendum.

Mr. Grimm asked if we have the 30-day right to terminate any contract, can we agree on a 3% increase with no end, no expiration?

Mr. Smith stated I can't do that because we don't know what the economy is going to do. I can't make that commitment.

Mr. Grimm asked will you ask about this price, 3% for year two with an option for year 3 at 3%?

Mr. Smith stated I will ask.

Ms. Steuck asked can you do this rate for 24-months?

Mr. Smith stated I can ask them.

On MOTION by Ms. Steuck seconded by Mr. Bell with all in favor authority was delegated to Mr. Grimm to finalize the agreement with the second-year option at a 3% increase.

B. Aquatic Management with Applied Aquatic Management

On MOTION by Mr. Grimm seconded by Ms. Cornelius with all in favor the agreement with Applied Aquatic Management in the amount of \$10,680 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

i. Approval of Check Registers

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package.

iv. Amenity Report

Ms. Panagos updated the board on recent activities and upcoming events.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Phelps stated we are getting near the end of the rainy season and the sidewalks have a lot of mildew. Since there are so many homeowners, have you had experience with a trusted vendor the homeowners could contract with?

Mr. Showe stated typically CDDs don't get involved with that; it would fall under the HOA.

Ms. Steuck asked couldn't the HOA contract to do it? I know it is up to the individual homeowners, but they are not keeping it up.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – October 21, 2022

Mr. Showe stated the next meeting is scheduled for October 21, 2022.

On MOTION by Ms. Cornelius seconded by Mr. Bell with all in favor the meeting adjourned at 10:28 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**EXTENSION AND AMENDMENT TO THE LANDSCAPE/GROUNDS
MAINTENANCE SERVICES AGREEMENT**

(Randal Park Community Development District and Yellowstone Landscape, Inc.)

This **EXTENSION AND AMENDMENT TO THE LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT**, dated _____, 2022 (the “Extension”), is made by and between **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, c/o Governmental Management Services – Central Florida, LLC, whose address is 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **YELLOWSTONE LANDSCAPE, INC.**, a Delaware corporation, whose address is 3235 N. State Street, P.O. Box 849, Bunnell, Florida 32110 (“Yellowstone”).

WHEREAS, this Extension consists of (i) this Extension and Amendment to the Landscape/Grounds Maintenance Service Agreement; and (ii) the Contractor’s “PRICE BREAK OUT” sheet, attached hereto as **Exhibit “A”** (the “Proposal”);

WHEREAS, the District and Yellowstone are parties to that certain Landscape/Grounds Maintenance Services Agreement, dated October 1, 2016, the First Amendment to the Landscape Maintenance Services Agreement By and Between Yellowstone Landscape – Southeast, LLC and the Randal Park Community Development District, dated August 18, 2017, the Second Amendment to the Landscape Maintenance Services Agreement By and Between Yellowstone Landscape – Southeast, LLC and the Randal Park Community Development District, dated August 17, 2018, the Landscape/Grounds Maintenance Services Agreement, dated October 1, 2019, the First Amendment to the Landscape Maintenance Services Agreement By and Between Yellowstone Landscape – Southeast, LLC and the Randal Park Community Development District, dated October 1, 2020, and the Landscape Maintenance Agreement, dated February 19, 2021 (collectively, the “Agreement”);

WHEREAS, the District and Yellowstone desire to extend the Agreement for two additional years, with a renewal option for an additional year, and to amend the Agreement pursuant to the terms herein.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and Yellowstone acknowledge and agree that the Agreement is in full force and effect.
3. The District and Yellowstone agree to extend the Agreement for an additional two years, specifically from October 1, 2022 to September 30, 2023 (“Year One”) and from October 1, 2023 to September 30, 2024 (“Year Two”).

4. The District agrees to pay Yellowstone \$302,568 for the Services for Year One, in accordance with the Proposal and in monthly installments, and the District agrees to pay Yellowstone \$302,568 plus 4% for the Services for Year Two, in monthly installments, after the Services have been inspected and approved by the District's authorized representative.

5. The District and Yellowstone agree that the District shall have an option to renew the Agreement for an additional year, specifically from October 1, 2024 to September 30, 2025 ("Year Three"), by the District providing notice to Yellowstone of its desire to renew for Year Three.

6. The District agrees to pay Yellowstone \$302,568 plus 3% for the Services for Year Three, in monthly installments and after the Services have been inspected and approved by the District's authorized representative.

7. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

8. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.

9. All of the provisions contained herein shall become effective upon the execution of this Extension.

IN WITNESS WHEREOF, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

[Signatures provided on following page.]

**SIGNATURE PAGE TO THE EXTENSION AND AMENDMENT TO THE
LANDSCAPE/GROUNDS MAINTENANCE SERVICES AGREEMENT**

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

YELLOWSTONE LANDSCAPE, INC., a Florida
corporation

WITNESS:

X _____

Print: _____

By: _____

Print: _____

Title: _____

Exhibit “A”

Proposal

[See attached.]

RANDAL PARK CDD - PRICE BREAK OUT

CORE MAINTENANCE SERVICES	PRICE
Mowing & Detail Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding, Litter Removal, & Cleanup	\$196,011
Integrated Pest Management Includes Fertilization, Pest Control, Weed Control, and Fungicide Applications-	\$60,557
Irrigation Inspections Includes Monthly Inspection with Standard Irrigation Reports	\$17,000
Mulch 1x per year	\$29,000
ANNUAL GRAND TOTAL	\$302,568

ANNUAL GRAND TOTAL	\$302,568.00
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MONTHLY GRAND TOTAL	\$25,214.00
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SECTION 6

FIRST EXTENSION AND AMENDMENT TO THE SWIM LESSON SERVICE AGREEMENT
(Randal Park Community Development District and Poolskool USA Inc.)

This **FIRST EXTENSION AND AMENDMENT TO THE SWIM LESSON SERVICE AGREEMENT**, dated October 10, 2022 (the “Extension”), is made by and between **RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, c/o Governmental Management Services – Central Florida, LLC, whose address is 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **POOLSKOOL USA INC.**, a Florida corporation, whose address is 10601 Lake Louisa Road, Clermont, Florida 34711 (the “Poolskool”).

WHEREAS, the District and Poolskool are parties to the Swim Lesson Service Agreement, dated April 1, 2022 (the “Agreement”);

WHEREAS, the District and Poolskool desire to extend the Agreement for one additional year and to amend the Agreement pursuant to the terms herein.

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and Poolskool acknowledge and agree that the Agreement is in full force and effect.
3. The District and Poolskool hereby agree to extend the Agreement for an additional year, specifically from October 10, 2022 to September 30, 2023.
4. The District and Poolskool hereby agree to amend the Saturday and Sunday hours stated in the Agreement to the following:

Saturday and Sunday: 8:00 a.m. to 12:30 p.m.
5. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. All of the provisions contained herein shall become effective upon the execution of this Extension.

IN WITNESS WHEREOF, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

[Signatures provided on following page.]

**SIGNATURE PAGE TO THE FIRST EXTENSION AND AMENDMENT TO THE
SWIM LESSON SERVICE AGREEMENT**

**RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

POOLSKOOL USA INC., a Florida
corporation

WITNESS:

X _____

By: _____

Print: _____

Print: _____

Title: _____

From: SwimKids USA swimkidsusa@yahoo.com
Subject: Re: Renewal Agreement
Date: September 21, 2022 at 8:29 AM
To: Jason Showe jshowe@gmscfl.com
Cc: apenagos@gmscfl.com, Stacie Vanderbilt svanderbilt@gmscfl.com, Cari Urrutic currutic@gmscfl.com, Kristen Trucco ktrucco@latham luna.com

SU

Hi Jason,

Thank you! Yes, I am good with the terms of the current agreement. The only thing that I would like to propose to change is the time on the weekends. We would like to go until 12:30pm if possible. This would allow us to add on one more class. Weekend classes are high demand for the community. They filled up so fast that we still had 6 families on the waiting list. If we could add in one more class it would help to accommodate all families of the community. And we found that the pool really wasn't too busy on weekend mornings.

Please let me know your thoughts.

Thank you,
Kim

Kim Albert
President, SwimKids USA-Central Florida
352.394.3040

www.SwimKidsCentralFlorida.com

On Tuesday, September 20, 2022 at 09:34:07 AM EDT, Jason Showe <jshowe@gmscfl.com> wrote:

We will work with Counsel on getting agreement on agenda. Are you good with current terms? Current agreement attached.

Jason Showe
District Manager
Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On Sep 19, 2022, at 1:06 PM, SwimKids USA <swimkidsusa@yahoo.com> wrote:

Hi Alex and Jason,

I hope you are doing well! We had a great swim season at Randal Park. We had the opportunity to work with so many wonderful families of the community. It was so great to be back this summer.

We are currently up for contract renewal. What is the process for this? Would you like me to come to an upcoming board meeting? I am more than happy to do that. I am fine with using the same agreement as this summer and just changing the dates. Please let me know what you need from me.

The only change I would propose would be to go a little later on the weekends. This year we ended at 11:50am. If we could go until 12:30pm, we could add on one more class. There were 6 families of the community who were on the waiting list this summer for an infant class and weren't able to get in because we were maxed out on our allotted time. If we had been able to go until 12:30pm, we could have added on one more class and accommodated all of them. The pool really wasn't busy when we were there, so if you are okay with us going a little later, I think it may meet the demands of the community better. Randal Park families jumped at the weekends, as there are a lot of working families in the community. Our weekday classes weren't as high demand. So, the current schedule for weekdays is sufficient for the needs of the community.

I am also hoping that we can start in May this summer (this is already in the current contract). We couldn't start until June this year because we didn't have everything finalized early enough. We are typically wrapping up all agreement by the end of the year so we are ready to go with registrations in January.

Please let me know. We are hoping to have this opportunity at Randal Park again next summer.

Thank you,
Kim

Kim Albert
President, SwimKids USA-Central Florida
352.394.3040

www.SwimKidsCentralFlorida.com

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 6, 2022

Board of Supervisors
Randal Park Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Randal Park Community Development District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Randal Park Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$4,500 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than January 1, 2023, in order for us to complete the engagement by March 31, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2023 for the District's review, and a final draft audit report by March 31, 2023 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Randal Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Randal Park Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VIII

SECTION 1

Randal Park

Community Development District

Check Run Summary

September 1, 2022 thru September 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	9/2/22	2595 - 2598	\$1,803.10
	9/6/22	2599 - 2601	\$4,542.75
	9/14/22	2602 - 2605	\$26,542.41
	9/21/22	2606 - 2612	\$4,528.83
	9/26/22	2613	\$250.00
			<hr/> \$37,667.09

AP300R
*** CHECK NOS. 002595-002613

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/14/22
RANDAL PARK CDD
BANK A RANDAL PARK CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/02/22	00160	8/10/22 08102022	202207 300-36900-10200	REFUND - PRIVATE PARTY	*	100.00	
				ADIL VIERA			100.00 002595
9/02/22	00128	8/28/22 I-082922	202208 320-53800-47600	SECURITY SVCS 08/21-08/27	*	652.50	
				ORLANDO POLICE DEPT.			652.50 002596
9/02/22	00061	7/25/22 139752	202207 320-53800-51000	LITTER PICK UP BAGS/LINER	*	340.80	
		8/26/22 140075	202208 320-53800-51000	LITTER PICK UP BAGS/LINER	*	589.80	
				PROPET DISTRIBUTORS, INC.			930.60 002597
9/02/22	00136	9/01/22 W6061	202209 320-53800-34500	SECURITY MONITORING-SEP22	*	120.00	
				WI-PAK			120.00 002598
9/06/22	00039	9/01/22 7617	202209 320-53800-46400	POOL MAINTENANCE - SEP 22	*	600.00	
		9/01/22 7618	202209 320-53800-46900	FOUNTAIN MAINT - SEP 22	*	150.00	
				ROBERTS POOL SERVICE AND REPAIR INC			750.00 002599
9/06/22	00049	9/01/22 235647	202209 320-53800-34500	SECURITY MONITORING-SEP22	*	34.95	
				SYNERGY FL			34.95 002600
9/06/22	00038	8/05/22 389163	202208 320-53800-46300	LADDER RPR/POOL LEAK RPR	*	487.80	
		8/11/22 389252	202208 320-53800-46300	POOL DYE TEST	*	575.00	
		8/18/22 389353	202208 320-53800-46300	POOL PRESS.TEST/LEAK RPR	*	2,695.00	
				SPIES POOL, LLC			3,757.80 002601
9/14/22	00128	9/03/22 I-090422	202209 320-53800-47600	SECURITY SVCS 08/28-09/03	*	549.50	
				ORLANDO POLICE DEPT.			549.50 002602
9/14/22	00108	9/01/22 40874	202209 320-53800-46700	JANITORIAL SERVICES-SEP22	*	1,230.00	
				RUGBY COMMERCIAL CLEANING, LLC			1,230.00 002603
9/14/22	00038	8/18/22 389535	202209 320-53800-46400	CHEMICAL/CONTROL - SEP 22	*	750.00	
				SPIES POOL, LLC			750.00 002604

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AP300R
*** CHECK NOS. 002595-002613

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/14/22
RANDAL PARK CDD
BANK A RANDAL PARK CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/14/22	00066	9/15/22	ON 42863 202209 320-53800-46200 LANDSCAPE MAINT - SEP 22	YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC	*	24,012.91	24,012.91 002605
9/21/22	00031	8/31/22	205242 202208 320-53800-47000 LAKE MAINT PDS - AUG 22		*	285.00	
		8/31/22	205242 202208 320-53800-47000 LAKE MAINT DOWDEN-AUG 22		*	55.00	
		8/31/22	205242 202208 320-53800-47000 MAINT AC1 RETENT - AUG 22		*	50.00	
		8/31/22	205242 202208 320-53800-47000 MAINT AC2 RETENT - AUG 22		*	95.00	
		8/31/22	205242 202208 320-53800-47000 MAINT 4 RET PONDS-AUG 22		*	355.00	
				APPLIED AQUATIC MANAGMENT, INC.			840.00 002606
9/21/22	00043	9/01/22	16959166 202209 320-53800-46800 SENTRICON WARRANTY RCRING		*	588.00	
		9/13/22	16925462 202209 320-53800-46800 PEST CONTROL - SEP 22		*	50.00	
				ARROW ENVIRONMENTAL SERVICES			638.00 002607
9/21/22	00001	7/31/22	713 202207 320-53800-12300 GENERAL MAINTENANCE-JUL22		*	470.00	
				GOVERNMENTAL MANAGEMENT SERVICES			470.00 002608
9/21/22	00025	9/09/22	105761 202208 310-51300-31500 ATND BOS MTG/AGNDA/AGRMNT		*	583.50	
				LATHAM, LUNA, EDEN & BEAUDINE LLP			583.50 002609
9/21/22	00128	9/13/22	I-091322 202209 320-53800-47600 SECURITY SVCS 09/04-09/09		*	549.50	
		9/18/22	I-091822 202209 320-53800-47600 SECURITY SVCS 09/11-09/17		*	549.50	
				ORLANDO POLICE DEPT.			1,099.00 002610
9/21/22	00108	9/13/22	40918 202209 320-53800-46700 JANITORIAL MATERIALS		*	358.93	
				RUGBY COMMERCIAL CLEANING, LLC			358.93 002611
9/21/22	00066	9/13/22	ON 42936 202209 320-53800-46500 IRRIG RPR-RPLC LEAK VALVE		*	539.40	
				YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC			539.40 002612
9/26/22	00139	10/27/21	10272021 202110 300-36900-10200 PRIVATE PARTY - CANCELLED		*	250.00	
				EMMA ARCHIBALD			250.00 002613
TOTAL FOR BANK A						37,667.09	
RAND RANDAL PARK				MBYINGTON			

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
September 30, 2022



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8	<u>Combined Capital Project Funds</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

Randal Park
Community Development District
Combined Balance Sheet
September 30, 2022

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 531,615		\$ -	\$ -	\$ 531,615
Debit Card	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
Investments:					
State Board Administration	\$ -	\$ 321,640	\$ -	\$ -	\$ 321,640
Series 2012					
Reserve	\$ -	\$ -	\$ 401,031	\$ -	\$ 401,031
Revenue	\$ -	\$ -	\$ 391,710	\$ -	\$ 391,710
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ -	\$ 20	\$ -	\$ 20
Sinking Fund	\$ -	\$ -	\$ 72	\$ -	\$ 72
Series 2015					
Reserve	\$ -	\$ -	\$ 598,240	\$ -	\$ 598,240
Revenue	\$ -	\$ -	\$ 513,865	\$ -	\$ 513,865
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 439	\$ 439
Series 2018					
Reserve	\$ -	\$ -	\$ 58,837	\$ -	\$ 58,837
Revenue	\$ -	\$ -	\$ 54,744	\$ -	\$ 54,744
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Capital Interest	\$ -	\$ -	\$ 2,550	\$ -	\$ 2,550
Construction	\$ -	\$ -	\$ -	\$ 48	\$ 48
Cost of Issuance	\$ -	\$ -	\$ -	\$ 7	\$ 7
Due from Colonial Properties	\$ 3,975	\$ -	\$ -	\$ -	\$ 3,975
Due from Capital Reserve	\$ 2,349	\$ -	\$ -	\$ -	\$ 2,349
Due from General Fund	\$ -	\$ -	\$ 2,905	\$ -	\$ 2,905
Prepaid Expenses	\$ 40,940	\$ -	\$ -	\$ -	\$ 40,940
Total Assets	\$ 581,360	\$ 321,640	\$ 2,023,976	\$ 494	\$ 2,927,469
Liabilities:					
Accounts Payable	\$ 62,707	\$ -	\$ -	\$ -	\$ 62,707
Due to Debt Service	\$ 2,905	\$ -	\$ -	\$ -	\$ 2,905
Due to General Fund	\$ -	\$ 2,349	\$ -	\$ -	\$ 2,349
Total Liabilities	\$ 65,612	\$ 2,349	\$ -	\$ -	\$ 67,962
Fund Balance:					
Assigned for:					
Capital Reserves	\$ -	\$ 319,291	\$ -	\$ -	\$ 319,291
Nonspendable:					
Deposits and Prepaid Items	\$ 40,940	\$ -	\$ -	\$ -	\$ 40,940
Restricted for:					
Debt Service 2012	\$ -	\$ -	\$ 793,886	\$ -	\$ 793,886
Debt Service 2015	\$ -	\$ -	\$ 1,113,648	\$ -	\$ 1,113,648
Debt Service 2018	\$ -	\$ -	\$ 116,442	\$ -	\$ 116,442
Capital Projects - Series 2015	\$ -	\$ -	\$ -	\$ 439	\$ 439
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 55	\$ 55
Unassigned	\$ 474,807	\$ -	\$ -	\$ -	\$ 474,807
Total Fund Balances	\$ 515,747	\$ 319,291	\$ 2,023,976	\$ 494	\$ 2,859,507
Total Liabilities & Fund Balance	\$ 581,360	\$ 321,640	\$ 2,023,976	\$ 494	\$ 2,927,469

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Revenues:</u>				
Special Assessments	\$ 963,338	\$ 963,338	\$ 985,510	\$ 22,172
Colonial Properties Contribution	\$ 46,332	\$ 46,332	\$ 47,514	\$ 1,182
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000
Activities	\$ 7,000	\$ 7,000	\$ 1,556	\$ (5,444)
Rentals	\$ 7,000	\$ 7,000	\$ 16,592	\$ 9,592
Total Revenues	\$ 1,024,670	\$ 1,024,670	\$ 1,053,172	\$ 28,502
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 9,000	\$ 3,000
FICA Expense	\$ 900	\$ 900	\$ 689	\$ 212
Annual Audit	\$ 4,400	\$ 4,400	\$ 4,400	\$ -
Trustee Fees	\$ 12,500	\$ 12,500	\$ 12,000	\$ 500
Dissemination Agent	\$ 10,500	\$ 10,500	\$ 10,800	\$ (300)
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,200	\$ 600
Engineering	\$ 10,000	\$ 10,000	\$ 4,850	\$ 5,150
Attorney	\$ 20,000	\$ 20,000	\$ 13,029	\$ 6,971
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 41,792	\$ 41,792	\$ 41,792	\$ 0
Information Technology	\$ 1,400	\$ 1,400	\$ 1,400	\$ (0)
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 650	\$ 650	\$ 441	\$ 209
Insurance	\$ 5,834	\$ 5,834	\$ 5,490	\$ 344
Printing & Binding	\$ 2,150	\$ 2,150	\$ 634	\$ 1,516
Legal Advertising	\$ 2,250	\$ 2,250	\$ 839	\$ 1,411
Other Current Charges	\$ 1,700	\$ 1,700	\$ 800	\$ 900
Office Supplies	\$ 200	\$ 200	\$ 229	\$ (29)
Property Appraiser	\$ 800	\$ 800	\$ -	\$ 800
Property Taxes	\$ 250	\$ 250	\$ 286	\$ (36)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 135,601	\$ 135,601	\$ 114,252	\$ 21,349
<u>Operations & Maintenance</u>				
<u>Contract Services:</u>				
Field Management	\$ 17,912	\$ 17,912	\$ 17,912	\$ (0)
Wetland Maintenance	\$ 9,600	\$ 9,600	\$ -	\$ 9,600
Mitigation Monitoring	\$ 2,500	\$ 2,500	\$ 19,200	\$ (16,700)
Landscape Maintenance	\$ 288,264	\$ 288,264	\$ 288,155	\$ 109
Lake Maintenance	\$ 9,600	\$ 9,600	\$ 10,080	\$ (480)
Security Patrol	\$ 36,400	\$ 36,400	\$ 28,973	\$ 7,427
<u>Repairs & Maintenance</u>				
Facility Maintenance	\$ 29,120	\$ 29,120	\$ 29,120	\$ (0)
Repairs & Maintenance	\$ 11,000	\$ 11,000	\$ 15,272	\$ (4,272)
Operating Supplies	\$ 9,800	\$ 9,800	\$ 5,643	\$ 4,157
Landscape Replacement	\$ 10,500	\$ 10,500	\$ 12,815	\$ (2,315)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 4,304	\$ 5,697
Alley Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Stormwater Repairs & Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Fountain Maintenance	\$ 3,500	\$ 3,500	\$ 2,626	\$ 874
Sign Maintenance	\$ 1,000	\$ 1,000	\$ 199	\$ 801
Pressure Washing	\$ 5,700	\$ 5,700	\$ 8,350	\$ (2,650)

Randal Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Utilities				
Utilities - Common Area	\$ 30,000	\$ 30,000	\$ 20,943	\$ 9,057
Streetlighting	\$ 110,000	\$ 110,000	\$ 101,856	\$ 8,144
Amenity Center				
Amenity Management	\$ 79,441	\$ 79,441	\$ 79,441	\$ 0
Pool Attendants	\$ 15,600	\$ 15,600	\$ 6,966	\$ 8,634
Pool Permit	\$ 550	\$ 550	\$ 545	\$ 5
Cable TV/Internet/Telephone	\$ 4,000	\$ 4,000	\$ 3,847	\$ 153
Utilities - Amenity Center	\$ 21,000	\$ 21,000	\$ 16,945	\$ 4,055
Refuse Service	\$ 2,400	\$ 2,400	\$ 2,567	\$ (167)
Amenity Center Access Cards	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
HVAC Maintenance	\$ 574	\$ 574	\$ 95	\$ 479
Special Events	\$ 13,962	\$ 13,962	\$ 15,270	\$ (1,308)
Holiday Decorations	\$ 4,410	\$ 4,410	\$ 8,179	\$ (3,769)
Security Monitoring	\$ 600	\$ 600	\$ 3,342	\$ (2,742)
Janitorial Services	\$ 16,000	\$ 16,000	\$ 20,299	\$ (4,299)
Pool Maintenance	\$ 15,330	\$ 15,330	\$ 16,128	\$ (798)
Pool Repairs & Maintenance	\$ 3,200	\$ 3,200	\$ 16,936	\$ (13,736)
Fitness Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 5,572	\$ (572)
Amenity Repairs & Maintenance	\$ 1,480	\$ 1,480	\$ -	\$ 1,480
Pest Control	\$ 650	\$ 650	\$ 1,188	\$ (538)
Other				
Property Insurance	\$ 36,925	\$ 36,925	\$ 34,743	\$ 2,182
Contingency	\$ 4,625	\$ 4,625	\$ 12,670	\$ (8,045)
Subtotal Operations & Maintenance	\$ 814,643	\$ 814,643	\$ 810,181	\$ 4,462
Total Expenditures	\$ 950,244	\$ 950,244	\$ 924,434	\$ 25,811
Excess (Deficiency) of Revenues over Expenditures	\$ 74,426		\$ 128,738	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (74,426)	\$ (74,426)	\$ (74,426)	\$ (0)
Total Other Financing Sources/(Uses)	\$ (74,426)	\$ (74,426)	\$ (74,426)	\$ (0)
Net Change in Fund Balance	\$ -		\$ 54,312	
Fund Balance - Beginning	\$ -		\$ 461,435	
Fund Balance - Ending	\$ -		\$ 515,747	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 2,048	\$ 1,548
Total Revenues	\$ 500	\$ 500	\$ 2,048	\$ 1,548
Expenditures:				
Capital Outlay	\$ 25,000	\$ 25,000	\$ 81,039	\$ (56,039)
Walking Path Repair	\$ 75,000	\$ 75,000	\$ -	\$ 75,000
Splash Pad	\$ 18,000	\$ 18,000	\$ 18,089	\$ (89)
Pergola staining/repairs	\$ 10,000	\$ 10,000	\$ 6,900	\$ 3,100
Painting Parking lot fencing	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Fountain	\$ 20,000	\$ 20,000	\$ 4,584	\$ 15,416
Shade Structures	\$ -	\$ -	\$ 15,685	\$ (15,685)
Total Expenditures	\$ 151,500	\$ 151,500	\$ 126,297	\$ 25,203
Excess (Deficiency) of Revenues over Expenditures	\$ (151,000)		\$ (124,249)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 74,426	\$ 74,426	\$ 74,426	\$ -
Total Other Financing Sources (Uses)	\$ 74,426	\$ 74,426	\$ 74,426	\$ -
Net Change in Fund Balance	\$ (76,574)		\$ (49,823)	
Fund Balance - Beginning	\$ 377,198		\$ 369,114	
Fund Balance - Ending	\$ 300,624		\$ 319,291	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues:				
Assessments	\$ 397,350	\$ 397,350	\$ 409,399	\$ 12,049
Interest	\$ 100	\$ 100	\$ 3,417	\$ 3,317
Total Revenues	\$ 397,450	\$ 397,450	\$ 412,816	\$ 15,366
Expenditures:				
Principal Payment - 11/01	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest Payment - 11/01	\$ 146,856	\$ 146,856	\$ 146,856	\$ -
Interest Payment - 05/01	\$ 144,269	\$ 144,269	\$ 144,269	\$ -
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 08/01	\$ -	\$ -	\$ 72	\$ (72)
Total Expenditures	\$ 381,125	\$ 381,125	\$ 386,197	\$ (5,072)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,325		\$ 26,619	
Fund Balance - Beginning	\$ 361,874		\$ 767,268	
Fund Balance - Ending	\$ 378,199		\$ 793,886	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues:				
Assessments	\$ 596,080	\$ 596,080	\$ 599,867	\$ 3,787
Interest	\$ 125	\$ 125	\$ 4,784	\$ 4,659
Total Revenues	\$ 596,205	\$ 596,205	\$ 604,652	\$ 8,447
Expenditures:				
Principal Payment - 11/01	\$ 170,000	\$ 170,000	\$ 170,000	\$ -
Interest Payment - 11/01	\$ 206,803	\$ 206,803	\$ 206,696	\$ 106
Special Call - 02/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 02/01	\$ -	\$ -	\$ 53	\$ (53)
Interest Payment - 05/01	\$ 203,190	\$ 203,190	\$ 202,978	\$ 213
Special Call - 08/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Payment - 08/01	\$ -	\$ -	\$ 53	\$ (53)
Total Expenditures	\$ 579,993	\$ 579,993	\$ 589,780	\$ (9,788)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,213		\$ 14,871	
Fund Balance - Beginning	\$ 491,475		\$ 1,098,776	
Fund Balance - Ending	\$ 507,687		\$ 1,113,648	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues:				
Assessments	\$ 117,674	\$ 117,674	\$ 120,387	\$ 2,713
Interest	\$ 50	\$ 50	\$ 504	\$ 454
Total Revenues	\$ 117,724	\$ 117,724	\$ 120,891	\$ 3,167
Expenditures:				
Interest Payment - 11/01	\$ 42,913	\$ 42,913	\$ 42,913	\$ -
Principal Payment - 05/01	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest Payment - 05/01	\$ 42,913	\$ 42,913	\$ 42,913	\$ -
Total Expenditures	\$ 115,825	\$ 115,825	\$ 115,825	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,899		\$ 5,066	
Fund Balance - Beginning	\$ 51,236		\$ 111,376	
Fund Balance - Ending	\$ 53,135		\$ 116,442	

Randal Park
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Series		Series		
	2015		2018		Total
<u>Revenues</u>					
Interest	\$	2	\$	0	\$ 2
Total Revenues	\$	2	\$	0	\$ 2
<u>Expenditures:</u>					
Capital Outlay	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	2	\$	0	\$ 2
Fund Balance - Beginning	\$	437	\$	55	\$ 491
Fund Balance - Ending	\$	439	\$	55	\$ 494

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 59,368	\$ 187,780	\$ 565,609	\$ 105,020	\$ 16,739	\$ 18,563	\$ 12,556	\$ 3,111	\$ 6,361	\$ 7,868	\$ 2,534	\$ 985,510
Colonial Properties Contribution	\$ 4,003	\$ 3,911	\$ 3,916	\$ 4,003	\$ 3,960	\$ 3,980	\$ 3,942	\$ 3,942	\$ 3,953	\$ 3,950	\$ 3,978	\$ 3,975	\$ 47,514
Miscellaneous Revenue	\$ 110	\$ 250	\$ 35	\$ 45	\$ 45	\$ 160	\$ 25	\$ 108	\$ 115	\$ 665	\$ 297	\$ 145	\$ 2,000
Activities	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ 387	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,556
Rentals	\$ 1,500	\$ -	\$ 1,500	\$ 2,250	\$ 1,500	\$ 4,000	\$ 500	\$ 1,692	\$ 500	\$ 650	\$ 500	\$ 2,000	\$ 16,592
Total Revenues	\$ 5,613	\$ 63,529	\$ 193,231	\$ 571,908	\$ 111,215	\$ 25,266	\$ 23,509	\$ 18,298	\$ 7,678	\$ 11,626	\$ 12,643	\$ 8,655	\$ 1,053,172
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 800	\$ 800	\$ 800	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,000
FICA Expense	\$ 46	\$ 61	\$ 61	\$ 61	\$ 46	\$ 46	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 61	\$ 689
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Trustee Fees	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 12,000
Dissemination Agent	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 975	\$ 875	\$ 875	\$ 875	\$ 1,075	\$ 10,800
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 1,200
Engineering	\$ -	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ 630	\$ 1,230	\$ 2,360	\$ 440	\$ -	\$ -	\$ 4,850
Attorney	\$ 1,138	\$ 1,477	\$ 799	\$ 1,254	\$ 1,345	\$ 1,394	\$ 1,975	\$ 1,271	\$ 999	\$ 792	\$ 584	\$ -	\$ 13,029
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 3,483	\$ 41,792
Information Technology	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 1,400
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 65	\$ 0	\$ 17	\$ 11	\$ 51	\$ 50	\$ 58	\$ 89	\$ 21	\$ 19	\$ 42	\$ 18	\$ 441
Insurance	\$ 5,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,490
Printing & Binding	\$ 61	\$ 64	\$ 26	\$ 49	\$ 44	\$ 47	\$ 62	\$ 41	\$ 58	\$ 38	\$ 36	\$ 109	\$ 634
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597	\$ 50	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ 839
Other Current Charges	\$ 44	\$ 37	\$ 45	\$ 48	\$ 73	\$ 32	\$ 69	\$ 40	\$ 48	\$ 128	\$ 41	\$ 196	\$ 800
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 220	\$ 1	\$ 1	\$ 1	\$ 0	\$ 1	\$ 229
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 38	\$ -	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 17,194	\$ 7,242	\$ 10,323	\$ 7,045	\$ 11,134	\$ 11,843	\$ 8,499	\$ 9,000	\$ 12,424	\$ 7,453	\$ 6,137	\$ 5,959	\$ 114,252
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 1,493	\$ 17,912
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 4,800	\$ -	\$ -	\$ 19,200
Landscape Maintenance	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 24,013	\$ 288,155
Lake Maintenance	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 840	\$ 10,080
Security Patrol	\$ 1,462	\$ 1,392	\$ -	\$ 1,786	\$ 2,198	\$ 2,816	\$ 3,572	\$ 3,022	\$ 3,572	\$ 2,404	\$ 4,003	\$ 2,748	\$ 28,973
Repairs & Maintenance													
Facility Maintenance	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 2,427	\$ 29,120
Repairs & Maintenance	\$ 3,161	\$ 85	\$ 835	\$ 400	\$ 372	\$ 4,080	\$ 2,366	\$ 2,102	\$ 962	\$ 470	\$ 440	\$ -	\$ 15,272
Operating Supplies	\$ 599	\$ -	\$ 556	\$ 602	\$ -	\$ 968	\$ 450	\$ 498	\$ 590	\$ 790	\$ 590	\$ -	\$ 5,643
Landscape Replacement	\$ -	\$ 156	\$ 6,253	\$ 2,945	\$ -	\$ 709	\$ -	\$ -	\$ 2,308	\$ 444	\$ -	\$ -	\$ 12,815
Irrigation Repairs	\$ 1,003	\$ -	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ 1,826	\$ 247	\$ 493	\$ -	\$ 539	\$ 4,304
Alley Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 295	\$ 150	\$ 325	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 481	\$ 150	\$ 150	\$ 325	\$ 2,626
Sign Maintenance	\$ -	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Pressure Washing	\$ 8,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,350

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Utilities													
Utilities - Common Area	\$ 1,226	\$ 1,088	\$ 1,827	\$ 1,864	\$ 1,847	\$ 1,479	\$ 1,589	\$ 1,317	\$ 2,122	\$ 2,562	\$ 2,070	\$ 1,953	\$ 20,943
Streetlighting	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,466	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,509	\$ 8,432	\$ 101,856
Amenity Center													
Amenity Management	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 6,620	\$ 79,441
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,256	\$ 1,120	\$ 945	\$ 1,256	\$ 850	\$ 1,540	\$ 6,966
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ 545
Cable TV/Internet/Telephone	\$ 287	\$ 287	\$ 287	\$ 287	\$ 287	\$ 291	\$ 291	\$ 666	\$ 291	\$ 291	\$ 291	\$ 291	\$ 3,847
Utilities - Amenity Center	\$ 1,721	\$ 1,483	\$ 1,123	\$ 1,177	\$ 1,113	\$ 1,148	\$ 1,055	\$ 1,296	\$ 1,503	\$ 1,771	\$ 1,617	\$ 1,938	\$ 16,945
Refuse Service	\$ 206	\$ 214	\$ 214	\$ 214	\$ 221	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 214	\$ 2,567
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Special Events	\$ 1,695	\$ 605	\$ 7,220	\$ -	\$ -	\$ 623	\$ 3,097	\$ 869	\$ 24	\$ 956	\$ 148	\$ 34	\$ 15,270
Holiday Decorations	\$ 8,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,179
Security Monitoring	\$ 927	\$ 155	\$ 155	\$ 865	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 3,342
Janitorial Services	\$ 1,532	\$ 1,859	\$ 1,658	\$ 2,031	\$ 1,423	\$ 1,453	\$ 1,592	\$ 2,138	\$ 2,141	\$ 1,527	\$ 1,355	\$ 1,589	\$ 20,299
Pool Maintenance	\$ 1,278	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 16,128
Pool Repairs & Maintenance	\$ 252	\$ 252	\$ -	\$ 252	\$ -	\$ 721	\$ 332	\$ 2,893	\$ 6,948	\$ 382	\$ 4,522	\$ 382	\$ 16,936
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 175	\$ -	\$ 230	\$ 1,276	\$ -	\$ 3,496	\$ -	\$ 300	\$ 95	\$ -	\$ 5,572
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 638	\$ 1,188
Other													
Property Insurance	\$ 34,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,743
Contingency	\$ -	\$ -	\$ 1,250	\$ 481	\$ -	\$ -	\$ 3,200	\$ 49	\$ 396	\$ 5,039	\$ 1,996	\$ 259	\$ 12,670
Subtotal Operations & Maintenance	\$ 115,624	\$ 53,182	\$ 67,135	\$ 63,112	\$ 53,492	\$ 61,384	\$ 69,515	\$ 67,112	\$ 68,743	\$ 69,305	\$ 63,797	\$ 57,780	\$ 810,181
Total Expenditures	\$ 132,818	\$ 60,424	\$ 77,458	\$ 70,157	\$ 64,626	\$ 73,227	\$ 78,013	\$ 76,111	\$ 81,167	\$ 76,757	\$ 69,935	\$ 63,739	\$ 924,434
Excess Revenues (Expenditures)	\$ (127,205)	\$ 3,105	\$ 115,774	\$ 501,750	\$ 46,589	\$ (47,961)	\$ (54,504)	\$ (57,813)	\$ (73,489)	\$ (65,132)	\$ (57,292)	\$ (55,084)	\$ 128,738
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,426)	\$ -	\$ (74,426)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,426)	\$ -	\$ (74,426)
Net Change in Fund Balance	\$ (127,205)	\$ 3,105	\$ 115,774	\$ 501,750	\$ 46,589	\$ (47,961)	\$ (54,504)	\$ (57,813)	\$ (73,489)	\$ (65,132)	\$ (131,718)	\$ (55,084)	\$ 54,312

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate :	Various (5.75% , 6.125% , 6.875%)
Maturity Date :	11/1/2042
Reserve Fund Requirement :	\$397,203
Reserve Fund Balance :	\$401,031
Bonds Outstanding - 09/30/2013	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Less : August 1, 2021 (Special Call)	(\$5,000)
Less : November 1, 2021 (Mandatory)	(\$90,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Current Bonds Outstanding	<u>\$4,370,000</u>

Series 2015 Special Assessment Bonds	
Interest Rate :	Various (4.25% , 5% , 5.2%)
Maturity Date :	11/1/2045
Reserve Fund Requirement :	\$596,080
Reserve Fund Balance :	\$598,240
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Current Bonds Outstanding	<u>\$8,045,000</u>

Series 2018 Special Assessment Bonds	
Interest Rate :	Various (4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date :	11/1/2049
Reserve Fund Requirement :	\$58,837
Reserve Fund Balance :	\$58,837
Bonds Outstanding - 12/17/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Current Bonds Outstanding	<u>\$1,680,000</u>

Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Assessment Receipt Schedule
Fiscal Year 2022

Gross Assessments	\$ 1,024,828.80	\$ 425,732.67	\$ 623,799.93	\$ 125,190.00	\$ 2,199,551.40
Net Assessments	\$ 963,339.07	\$ 400,188.71	\$ 586,371.93	\$ 117,678.60	\$ 2,067,578.32

ON ROLL ASSESSMENTS

46.59%	19.36%	28.36%	5.69%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/8/21	1	\$5,052.95	\$0.00	(\$265.29)	\$0.00	\$4,787.66	\$2,230.69	\$926.67	\$1,357.80	\$272.50	\$4,787.66
11/15/21	2	\$45,413.12	\$0.00	(\$1,816.54)	\$0.00	\$43,596.58	\$20,312.79	\$8,438.31	\$12,364.13	\$2,481.35	\$43,596.58
11/22/21	3	\$82,329.13	\$0.00	(\$3,293.19)	\$0.00	\$79,035.94	\$36,824.92	\$15,297.75	\$22,414.85	\$4,498.42	\$79,035.94
12/06/21	4	\$141,596.03	\$0.00	(\$5,663.73)	\$0.00	\$135,932.30	\$63,334.44	\$26,310.28	\$38,550.84	\$7,736.74	\$135,932.30
12/13/21	5	\$222,025.43	\$0.00	(\$8,881.10)	\$0.00	\$213,144.33	\$99,309.54	\$41,255.01	\$60,448.43	\$12,131.35	\$213,144.33
12/20/21	6	\$56,168.09	\$0.00	(\$2,246.78)	\$27.46	\$53,948.77	\$25,136.14	\$10,442.02	\$15,300.05	\$3,070.56	\$53,948.77
01/14/22	7	\$1,264,527.48	\$0.00	(\$50,581.51)	\$0.00	\$1,213,945.97	\$565,609.33	\$234,964.49	\$344,279.02	\$69,093.13	\$1,213,945.97
02/14/22	8	\$191,460.26	\$0.00	(\$7,658.48)	\$0.00	\$183,801.78	\$85,638.08	\$35,575.63	\$52,126.78	\$10,461.29	\$183,801.78
02/23/22	9	\$43,303.24	\$0.00	(\$1,703.86)	\$0.00	\$41,599.38	\$19,382.24	\$8,051.74	\$11,797.72	\$2,367.68	\$41,599.38
03/14/22	10	\$37,783.61	(\$668.06)	(\$1,402.78)	\$212.81	\$35,925.58	\$16,738.67	\$6,953.55	\$10,188.61	\$2,044.75	\$35,925.58
04/15/22	11	\$41,025.99	\$0.00	(\$1,184.44)	\$0.00	\$39,841.55	\$18,563.23	\$7,711.50	\$11,299.19	\$2,267.63	\$39,841.55
05/13/22	12	\$27,351.18	\$0.00	(\$402.48)	\$0.00	\$26,948.70	\$12,556.10	\$5,216.04	\$7,642.74	\$1,533.82	\$26,948.70
06/15/22	13	\$6,602.84	\$0.00	(\$22.64)	\$95.98	\$6,676.18	\$3,110.61	\$1,292.20	\$1,893.39	\$379.98	\$6,676.18
07/15/22	14	\$13,253.90	\$0.00	\$0.00	\$397.61	\$13,651.51	\$6,360.60	\$2,642.31	\$3,871.61	\$776.99	\$13,651.51
08/15/22	15	\$16,713.60	\$0.00	\$0.00	\$173.20	\$16,886.80	\$7,868.00	\$3,268.52	\$4,789.15	\$961.13	\$16,886.80
09/15/22	16	\$4,944.55	\$0.00	\$0.00	\$495.14	\$5,439.69	\$2,534.49	\$1,052.88	\$1,542.71	\$309.61	\$5,439.69
TOTAL		\$ 2,199,551.40	\$ (668.06)	\$ (85,122.82)	\$ 1,402.20	\$ 2,115,162.72	\$ 985,509.87	\$ 409,398.90	\$ 599,867.02	\$ 120,386.93	\$ 2,115,162.72

102%
0

Net Percent Collected
Balance Remaining to Collect

SECTION 3

Randal Park CDD

Field Management Report

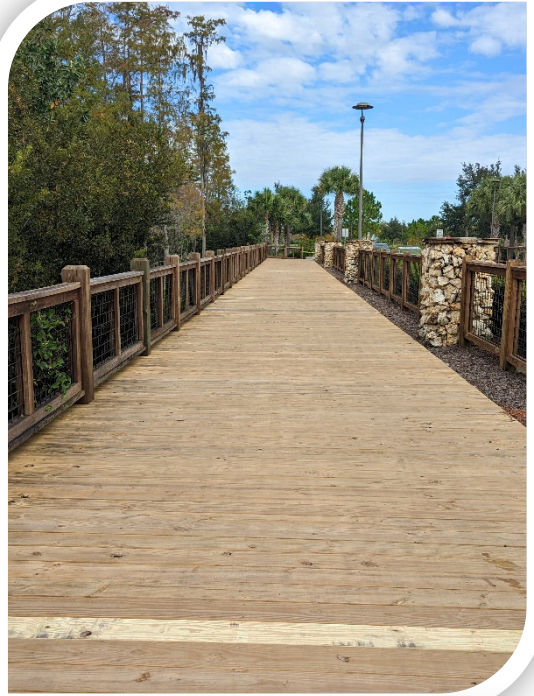


October 10, 2022
Jarett Wright
Assistant Field Manager
GMS

Hurricane Damage

In-progress Repairs

- Overall hurricane damage was minimal. Fallen trees were either up righted or removed, bridge floorboards were repaired, and motors at the pool were replaced.



Completed

Irrigation Line Removal

- ✚ Irrigation lines bordering the apartments were removed.



Splash Pad Mulch

- ✚ Gaps in the splash pad mulch was filled in. The hole along the fence was also filled.



In-Progress

Cadman Dog Park Sod

📅 Sod was installed on 10/11/2022 and the park will be closed for 30 days.



Upcoming

Bridge Sealing

- ✚ Bridge will be closed November 21st-22nd for staining and sealing. Scheduling one additional temporary closure for pressure washing and prep.
- ✚ Wood is currently too wet to stain/seal.



Stonewall Repairs

- ✚ Scope of work was generated to send out to vendors.
- ✚ Will proceed to gather proposals once design style is chosen.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION i

M.E.S.

M.E.S. PROFESSIONAL, INC.

10700 Fairhaven Way ~ Orlando, FL 32825

Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

October 10, 2022

Via Email – apenagos@gmscfl.com

Ms. Alexandra Penagos
Randal Park CDD
9145 Narcoossee Road
Suite A-206
Orlando, FL 32827

Re: Exterior Work – Pressure Washing of Common Areas Throughout Randal Park, Orlando

Dear Alex:

This is a proposal for pressure washing with a TSP (tri sodium phosphate) and bleach solution, or whatever other product is needed to properly clean the common areas throughout the Randal Park CDD. Our cost to perform this scope of work, consisting of labor and materials, will be \$4,400.00.

Please let me know if you have any questions. Please note that this proposal is valid for thirty (30) days.

Very truly yours,

M.E.S. PROFESSIONAL, INC.

/s/ Enrique Sierra

Enrique Sierra

Work Authorization

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services

Ms. Alexandra Penagos
Randal Park CDD
October 10, 2022
Page 2

are required, we will provide you with a "Change Order" for the scope and cost revision.

Work authorized by:

By: _____
Name: _____
Title: _____
Date: _____

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1998 (Department of Health 1999). The number of people employed in the health service has increased by 1.2 million, from 1.8 million in 1980 to 3 million in 1998.

There is a growing emphasis on the need to improve the efficiency of the health service, and to ensure that the health service is able to meet the needs of the population. This has led to a number of initiatives, including the introduction of the Health Service Act 1999, which aims to improve the efficiency of the health service, and to ensure that the health service is able to meet the needs of the population.

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Pressure Wash This Inc.

OCTOBER 10TH 2022
Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

Bid for: RANDAL PARK CDD

DISCRIPTION OF SERVICE: PRESSURE WASH AND TREAT / SOFT WASH

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM THAT WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICAL AND LOW PRESSURE SO NO DAMAGE.

HILD/FULLERWOOD PARK, HILDREFF/LOVETT PARK+ STONEWALLS, TIBETT PARK, RANDAL PARK/LOVETT PARK+ STONEWALLS, GAMEMASTER/CADMAN + STONEWALLS, REC CENTER SIDEWALKS AND CURBS ETC, MAIL BOX AREA+ HORSE SHOE SIDEWALK+ STONE COLUMNS, ALLEY WAY SIDEWALKS, HILDREFF BRIDGE AND CURB AND COLUMNS, RANDAL PARK BRIDGE AND CURB + STONE COLUMNS, SIDEWALK AND CURB+ STONEWALLS ON FIRST PARK ON RANDAL PARK, COMMON AREA SIDEWALKS DEHAVEN-DUFFERIN +CURB-SCAGEL-GAMEMASTER-CORKFEILD AND LOVETT

PRICE: \$8950.00

SECTION 4

Randal Park
September 2022

RANDAL



PARK

Randal Park
Amenity Report
September 2022

FACILITY REPORT:

Randal Park
September 2022

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm) (7am - 9am lap swimmers only) Daily
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- Pool Attendant is onsite Saturday & Sunday 12pm - 5pm

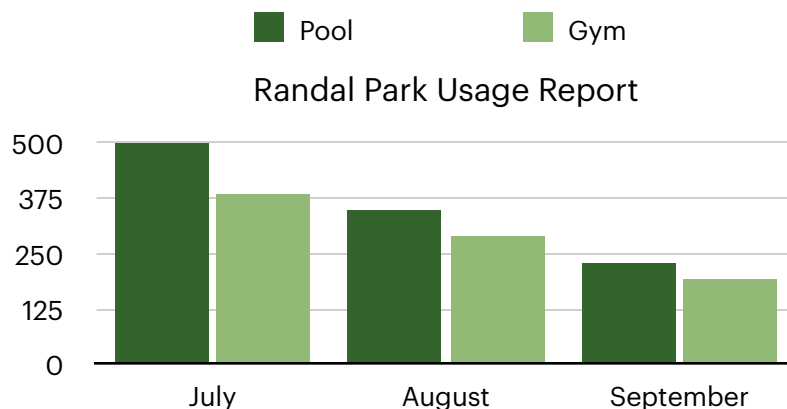
September Randal House Rentals: 3

September Events:

- * Food Truck Social Cancellation due to weather conditions.
- * Pizza Night
- * Chick fil-A
- * Garage Sale
- * Homeowner Appreciation Day -Friday September 23.
- * Wine & Cheese - Rescheduled for October.

Events scheduled for October:

- * Chick fil-A Night: October 4
- * Pizza Night - Thursday, October 6 & 20
- * Food Truck Social: October 13
- * Paint Night: Friday, October 14
- * Wine and Cheese: Thursday, October 20
- * Meet & Treat: October 29



**Homeowner Appreciation Day
Friday , September 23rd
7:45am**

GMS sponsored a Homeowner Appreciation Breakfast on the Go for the Randal Park Community.

Staff handed chicken biscuits with a bottle of water to the residents that stopped by the Randal House Clubhouse.

175 Biscuits with water bottles were handed out! Thank you!

**Community Garage Sale
Saturday , September 10th
9:00am - 3:00pm**

